Box#14 G#30352-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 42668 DEEDWARR
12/29/2017 10:15:31 AM 2 pgs
Fees: $13.00 Taxes: $776.63

20171229-0132278

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$209,900.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2017.

Notary Public

My commission expires: 11/8/21

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William P. Clyburn **Joan Clyburn**	**USAA Federal Savings Bank**	**164-04-0-B-001-00.co**
5500 Hamilton Circle	**P.O. Box 650660**	
Antioch, TN 37013	**Dallas, Texas 75265-0660**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Craighead Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William P. Clyburn and wife, Joan Clyburn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and as amended in Instrument No. 20171117-0118441, and as amended in Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, and as amended in Instrument No. 20171117-0118441, and as amended in Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Warranty Deed dated April 4, 2017, from Old South/Craighead Joint Venture, a Tennessee joint venture, of record in Instrument No. 20170405-0033186, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20170301-0020039, and as amended in Instrument No. 20171117-0118441, and as amended in Instrument No. 20171121-0119229, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, and as amended in Instrument No. 20171117-0118441, and as amended in Instrument No. 20171121-0119229, with By-Laws appended thereto as Exhibit "B", Register's Office for Davidson County, Tennessee;

3) Grant of Transmission Line Easements of record in Book 2336, Page 541, and in Book 4441, Page 754, Register's Office for Davidson County, Tennessee;

4) Right-of-Way Deed granted to Davidson County, Tennessee, of record in Book 2544, Page 448, said Register's Office;

5) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20160413-0035292, Register's Office for Davidson County, Tennessee;

6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, of record in Instrument No. 20160802-0079381, Register's Office for Davidson County, Tennessee;

7) Agreement for Dedication of Easement for the purpose of Public Street Right-of-way, of record in Instrument No. 20170420-0038993, Register's Office for Davidson County, Tennessee;

8) Declaration of Restriction and covenants for Stormwater Facilities and systems of record in Instrument No. 20170714-007072, Register's Office for Davidson County, Tennessee;

9) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

Box#14 G#30352-3

This is Improved (____) Unimproved (_X___) property, known as **5500 Hamilton Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this **28th** day of **December, 2017.**

Craighead Development, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Carl A. Neuhoff Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Assistant Chief Manager** of the **Craighead Development, LLC**, within named bargainor, a limited liability company, and that he as such **Assistant Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as such **Assistant Chief Manager**.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2017.**

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 7-8-2019